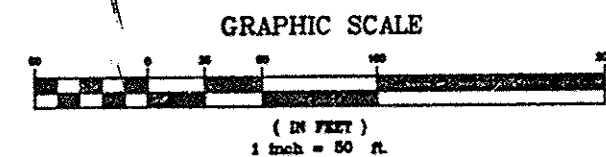


# OAKVILLE HEIGHTS

ZONED R3 AND FPR3 WITH P.E.U.  
P.E.U. ORD. NO. 1885, 1887, AND 1747  
A TRACT OF LAND IN SECTION 15  
TOWNSHIP 43 NORTH, RANGE 6 EAST,  
ST. LOUIS COUNTY, MISSOURI

BOOK 337 PAGE 87  
FILED FOR RECORD

AUG 14 1995  
AT 11:41 AM  
RECORDED BY  
ST. LOUIS COUNTY, MO.



WHEREAS THE UNDERSIGNED, BY A DEED OF TRUST, AND RECORDED IN THE RECORDER'S OFFICE, IN AND FOR THE COUNTY OF ST. LOUIS AND THE STATE OF MISSOURI, IN BOOK 123, PAGE 15, AND 183, CONVEYED TO THE TRUSTEES THEREIN NAMED, CERTAIN REAL ESTATE, TO SECURE THE PAYMENT OF CERTAIN NOTES OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED.

NOW, THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY REMISE, RELEASE AND QUIT-CLAIM UNTO THE PRESENT OWNERS, PART OF THE ESTATE IN SAID DEED OF TRUST DESCRIBED, SITUATED IN THE COUNTY OF ST. LOUIS, AND STATE OF MISSOURI, TO WIT: ALL COMMON GROUND OR COMMON LAND SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE, OR ROADWAY EASEMENTS ON THIS PLAT.

TO HAVE AND TO HOLD THE SAME, WITH ALL THE APPURTENANCES THERE TO BELONGING FREE, CLEAR, AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS 1 DAY OF August, 1995.

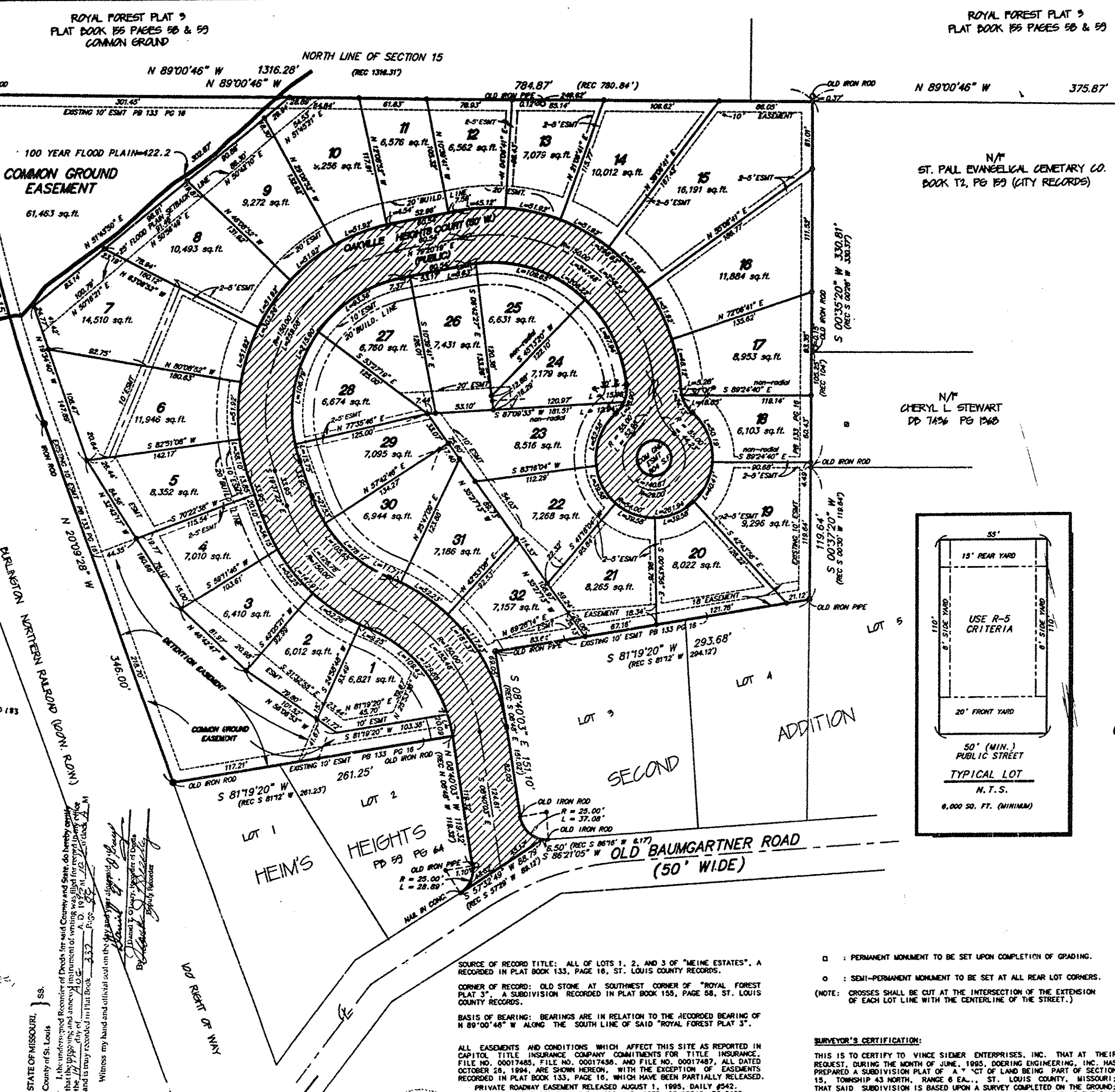
*Edwin O. Meine, Josephine A. Meine, Charles W. Meine, Carolyn S. Meine*  
BY: *Edwin O. Meine, Josephine A. Meine, Charles W. Meine, Carolyn S. Meine* (SEAL)  
Edwin O. Meine, Josephine A. Meine, Charles W. Meine, Carolyn S. Meine

STATE OF MISSOURI } ss. Josephine A. Meine, Charles W. Meine, Carolyn S. Meine, CHAROLYN S. MEINE

ON THIS 1 DAY OF August, 1995, BEFORE ME PERSONALLY APPEARED *Josephine A. Meine, Charles W. Meine, Carolyn S. Meine* TO ME KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR TRACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

9/23/97  
MY COMMISSION EXPIRES:  
*Sharon M. Strobe*  
NOTARY PUBLIC  
SHARON M. STROBE



ROYAL FOREST PLAT 3  
PLAT BOOK 155 PAGES 58 & 59

DOCUMENT	\$ 50.00
STATE USER	\$ 4.00
FAHF FUND	\$ 3.00
MHT FUND	\$ 3.00
TOTAL	\$ 60.00

89

WE, THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREINAFTER BE KNOWN AS "OAKVILLE HEIGHTS". OAKVILLE HEIGHTS (50' WIDE) COURT, TOGETHER WITH OLD DE-SAC AND ROADWAYS LOCATED AT THE STREET INTERSECTIONS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHURED ON THIS PLAT, ARE HEREBY DEDICATED TO ST. LOUIS COUNTY FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO ST. LOUIS COUNTY, MISSOURI. ST. LOUIS COUNTY WATER COMPANY, LACLEDE GAS COMPANY, UNION ELECTRIC COMPANY, SOUTHWESTERN BELL TELEPHONE COMPANY, METROPOLITAN ST. LOUIS SEWER DISTRICT, CROWN CABLE TELEVISION THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSES OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING OF PUBLIC UTILITIES AND SEWER AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES.

ALL COMMON GROUND EASEMENTS, SUCH AS CUL-DE-SAC ISLANDS AND DIVIDED STREET ISLANDS OR MEDIAN STRIPS, ARE HEREBY DEDICATED TO THE TRUSTEES OF THE AFORESAID SUBDIVISION FOR LANDSCAPE MAINTENANCE. HOWEVER, NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS MAY BE CONSTRUCTED OR INSTALLED WITHIN A CUL-DE-SAC ISLAND, WITHOUT AUTHORIZATION BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED. THIS SUBDIVISION IS SUBJECT TO CONDITIONS AND RESTRICTIONS RECORDED IN THE TRUST INSTRUMENTS FILED IN RECORDED BOOK NO. 123, PAGE 15, AND 183 IN ST. LOUIS COUNTY RECORDS. ON AUG 14 1995, PAGE 70

PERMANENT DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO ST. LOUIS COUNTY, MISSOURI, FOR PUBLIC USE FOREVER.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED TO THE TRUSTEES OF THE AFORESAID SUBDIVISION BY GENERAL WARRANTY DEED RECORDED THE 14TH DAY OF August, 1995, AS DAILY # 3214 0213 IN THE ST. LOUIS COUNTY RECORDS.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS 1 DAY OF August, 1995.

CORP: *Vince Siemer Enterprises, Inc.* (SEAL)  
BY: *Vince Siemer Pres.*  
VINCE SIEMER

STATE OF MISSOURI } ss.  
COUNTY OF ST. LOUIS }

ON THIS 14 DAY OF August, 1995, BEFORE ME PERSONALLY APPEARED *Vince Siemer* TO ME KNOWN AND BEING BY ME DULY SWORN, DID SAY THAT HE IS THE *President* OF *Vince Siemer Enterprises, Inc.* A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

9/23/97  
MY COMMISSION EXPIRES:  
*Sharon M. Strobe*  
NOTARY PUBLIC  
SHARON M. STROBE

TOTAL ACREAGE OF THIS PLAT: 8.954 ACRES  
LOC # 32144 0213  
32144 0222  
32142 0518

MSD F-19774

OAKVILLE HEIGHTS  
RECORD PLAT

DOERING  
ENGINEERING  
INC.

2321 S. LINDBERGH BLVD.  
ST. LOUIS, MO. 63125  
OFFICE: (314) 487-6913  
FAX: (314) 487-2379

CIVIL ENGINEERING • PLANNING • SURVEYING

DATE: 12/14/94 JOB NO. 93079 CADD: 93079RP

DRAWN: MJR CHK: DLR SHEET: 1

SOURCE OF RECORD TITLE: ALL OF LOTS 1, 2, AND 3 OF "MEINE ESTATES", A RECORDED IN PLAT BOOK 133, PAGE 16, ST. LOUIS COUNTY RECORDS.

CORNER OF RECORD: OLD STONE AT SOUTHWEST CORNER OF "ROYAL FOREST PLAT 3", A SUBDIVISION RECORDED IN PLAT BOOK 155, PAGE 58, ST. LOUIS COUNTY RECORDS.

BASIS OF BEARING: BEARINGS ARE IN RELATION TO THE RECORDED BEARING OF N 89°00'46" W ALONG THE SOUTH LINE OF SAID "ROYAL FOREST PLAT 3".

ALL EASEMENTS AND CONDITIONS WHICH AFFECT THIS SITE AS REPORTED IN CAPITOL TITLE INSURANCE COMPANY COMMITMENTS FOR TITLE INSURANCE, FILE NO. 00017450, FILE NO. 00017456, AND FILE NO. 00017487, ALL DATED OCTOBER 29, 1994, ARE SHOWN HEREON, WITH THE EXCEPTION OF EASEMENTS RECORDED IN PLAT BOOK 133, PAGE 16, WHICH HAVE BEEN PARTIALLY RELEASED. PRIVATE ROADWAY EASEMENT RELEASED AUGUST 1, 1995, DAILY #542. EASEMENTS RELEASED BY M.S.D., ORD. NO. 8538, DE 10543, PG 2409. EASEMENTS RELEASED BY S.W.B.T., AUGUST 1, 1995, DAILY #544. EASEMENTS RELEASED BY LACLEDE GAS CO., AUGUST 1, 1990, DAILY #545. EASEMENTS RELEASED BY UNION ELECTRIC CO., AUGUST 1, 1995, DAILY #543. EASEMENTS RELEASED BY ST. LOUIS CO. WATER CO., AUGUST 1, 1995, DAILY #546.

BENCHMARK: M.S.D. 24-95 ELEVATION: 418.31' (N.G.V.D. '29) "U" ON SOUTHWEST CORNER OF HEADWALL OF 8' X 10' BOX CULVERT; 0.2 MILE EAST OF HEINTZ ROAD AND 21' NORTH OF CENTERLINE OF OLD BAUMGARTNER ROAD.

- : PERMANENT MONUMENT TO BE SET UPON COMPLETION OF GRADING.
  - : SEMI-PERMANENT MONUMENT TO BE SET AT ALL REAR LOT CORNERS.
- (NOTE: CROSSES SHALL BE CUT AT THE INTERSECTION OF THE EXTENSION OF EACH LOT LINE WITH THE CENTERLINE OF THE STREET.)

SURVEYOR'S CERTIFICATION:  
THIS IS TO CERTIFY TO VINCE SIEMER ENTERPRISES, INC. THAT AT THEIR REQUEST, DURING THE MONTH OF JUNE, 1995, DOERING ENGINEERING, INC. HAS PREPARED A SUBDIVISION PLAT OF A 1/4 CT OF LAND BEING PART OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI; THAT SAID SUBDIVISION IS BASED UPON A SURVEY COMPLETED ON THE GROUND THAT THE RESULTS OF SAID SURVEY ARE SHOWN HEREON; AND THAT THE SAID BOUNDARY SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

By: *D.L.L. Robbins* 9/1/95  
DAVID L. ROBBINS R.L.S. 2210 12/21/90  
DOERING ENGINEERING, INC. LS 500-0